

110.0

0002

0010.A

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

686,200 / 686,200

USE VALUE:

686,200 / 686,200

ASSESSED:

686,200 / 686,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BARANGA THOMAS HUGH	
Owner 2: REED LAUREN HOSTETTER	
Owner 3:	

Street 1: 96 WESTMORELAND AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: LIJEK HARVEY I-ETAL -	
Owner 2: LIJEK SUZANNE W -	
Street 1: 96 WESTMORELAND AVE	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	5000.000	287,200		399,000	686,200										
Total Card	0.115	287,200		399,000	686,200					Entered Lot Size					
Total Parcel	0.115	287,200		399,000	686,200					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	359.27	/Parcel: 359.27					Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	110.0-0002-0010.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,200	0	5,000.	399,000	686,200		Year end	12/23/2021
2021	101	FV	278,200	0	5,000.	399,000	677,200		Year End Roll	12/10/2020
2020	101	FV	278,300	0	5,000.	399,000	677,300	677,300	Year End Roll	12/18/2019
2019	101	FV	230,300	0	5,000.	393,300	623,600	623,600	Year End Roll	1/3/2019
2018	101	FV	230,300	0	5,000.	302,100	532,400	532,400	Year End Roll	12/20/2017
2017	101	FV	230,300	0	5,000.	285,000	515,300	515,300	Year End Roll	1/3/2017
2016	101	FV	230,300	0	5,000.	262,200	492,500	492,500	Year End	1/4/2016
2015	101	FV	217,300	0	5,000.	245,100	462,400	462,400	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
LIJEK HARVEY I-	69329-88		5/24/2017			650,000	No	No							
	15585-72		5/1/1984				1	No	No	A					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/10/2001	278	Re-Roof	4,900	C					11/1/2018	MEAS&NOTICE	HS	Hanne S
6/24/1998	496	Porch	15,000					REM SUNROOM/NEW WD	11/25/2008	Meas/Inspect	163	PATRIOT
2/5/1913	169	Manual							3/15/2000	Inspected	276	PATRIOT
									2/1/2000	Measured	264	PATRIOT
									8/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																										
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average																																																																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath:	Rating:																																																																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	3/4 Bath:	Rating:																																																																	
GENERAL INFORMATION				A 3QBth:	Rating:																																																																	
Grade: C - Average	Year Blt: 1919	Eff Yr Blt:	Alt LUC:	1/2 Bath:	Rating:																																																																	
Jurisdct:	Fact: .			A HBth:	Rating:																																																																	
Const Mod:				OthrFix:	Rating:																																																																	
Lump Sum Adj:				OTHER FEATURES																																																																		
				Kits: 1	Rating: Average																																																																	
				A Kits:	Rating:																																																																	
				Fpl: 1	Rating: Average																																																																	
				WSFlue: 1	Rating: Average																																																																	
CONDOS INFORMATION				DEPRECIATION																																																																		
				Location:				REMODELING				RES BREAKDOWN																																																										
				Total Units:				<table border="1"> <tr><td>Exterior:</td><td>No Unit</td><td>RMS</td><td>BRS</td><td>FL</td></tr> <tr><td>Interior:</td><td>1</td><td>10</td><td>4</td><td></td></tr> <tr><td>Additions:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Kitchen:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Baths:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Plumbing:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Electric:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Heating:</td><td></td><td></td><td></td><td></td></tr> <tr><td>General:</td><td></td><td></td><td></td><td></td></tr> <tr><td colspan="5">Totals</td></tr> <tr><td></td><td>1</td><td>10</td><td>4</td><td></td></tr> </table>				Exterior:	No Unit	RMS	BRS	FL	Interior:	1	10	4		Additions:					Kitchen:					Baths:					Plumbing:					Electric:					Heating:					General:					Totals						1	10	4					
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				Total:	31 %																																																																	
CALC SUMMARY				COMPARABLE SALES												SUB AREA				SUB AREA DETAIL																																																		
				Basic \$ / SQ: 130.00	Size Adj.: 1.26260209	Const Adj.: 0.98990101	Adj \$ / SQ: 162.481	Rate	Parcel ID	Typ	Date	Sale Price									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																							
				Other Features: 64500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:														FFL	First Floor	930	162.480	151,107	UAT	100	FLA	100																																									
				LUC Factor: 1.00	Adj Total: 416262	Depreciation: 129041	Deprecated Total: 287220	WtAv\$/SQ:	AvRate:	Ind.Val											BMT	Basement	784	48.740	38,215																																													
								Juris. Factor:		Before Depr:	162.48									SFL	Second Floor	784	162.480	127,385																																														
								Special Features: 0		Val/Su Net:	92.23									EFP	Enclos Porch	256	37.480	9,594																																														
								Final Total: 287200		Val/Su SzAd	167.56									UAT	Upper Attic	196	113.740	22,292																																														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									WDK	Deck	132	13.440	1,774																																																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 110.0-0002-0010.A												OPP	Open Porch	32	43.560	1,394																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Net Sketched Area:	3,114	Total:	351,761																																																	
More: N	Total Yard Items:													Total Special Features:									Size Ad	1714	Gross Area	3702	FinArea	1910	IMAGE	AssessPro Patriot Properties, Inc																																								